

Linchmere Road | B21 8JL
£280,000



VIRDEE 

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0121 554 0330

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Virdee Estates are proud to present For Sale this three bedroom semi detached property. Comprising of having a porch, hallway, reception room, lounge, dining room, fitted kitchen, ground shower room, first floor newly fitted bathroom and new loft room. Further benefiting from having a new roof, gas central heating, double glazing, utility room, driveway, summerhouse and rear garden. Offered Freehold. EPC Rating: D56



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Approach

The property is set back from the road and approached via driveway leading to the main entrance opening to:

Porch

Having a ceiling light point, laminate flooring and double glazed windows to the front and side elevations.

Hallway

Having a ceiling light point, panelled radiator, stairs leading to the first floor, under stair storage and laminate flooring.

Reception Room

4.07m x 3.36m Into Alcoves

Having a ceiling light point, panelled radiator, gas fire with surround, laminate flooring and an open bay double glazed window to the front elevation.

Lounge

3.89m x 3.36m Into Alcoves

Having a ceiling light point, panelled radiator, gas fire with surround, laminate flooring and a upvc slide door leading to the rear garden.

Dining Room

3.13m x 2.29m

Having a ceiling light point, panelled radiator, laminate flooring and a double glazed window to the front elevation.

Kitchen

2.90m x 2.14m

Having a ceiling light point, wall and base units with worktop over, stainless steel sink with mixer tap over, ceramic splash back wall tiles, tiled flooring and a double glazed window to the rear elevation.

Utility Area

2.59m x 2.29m

Having a ceiling light point, vinyl flooring, a hardwood door leading to the rear garden and a double glazed window to the rear elevation.

Ground Floor Shower Room

2.22m x 2.29m

Having a ceiling light point, heated towel rail, hand wash basin, walk in shower, ceramic splash back wall tiles, vinyl flooring and an obscure double glazed window to the side elevation.

First Floor

Landing

Having a ceiling light point and fitted carpet.

Bathroom

1.95m x 2.08m

New bathroom having spotlights, hand wash basin, bathtub with mixer tap over, ceramic splash back wall tiles, tiled flooring and an obscure double glazed window to the rear elevation.

Storage Room

Having a ceiling light point, fitted carpet and a double glazed window to the rear elevation.

Bedroom One

3.89m x 3.36m

Having a ceiling light point, panelled radiator, fitted carpet and a double glazed window to the rear elevation.

Bedroom Two

3.71m x 3.36m Into Alcoves

Having a ceiling light point, panelled radiator, fitted carpet and an open bay double glazed window to the front elevation.

Bedroom Three

1.98m x 2.85m

Having a ceiling light point, panelled radiator, fitted carpet and a double glazed window to the front elevation.

Stairs leading too;

Loft

4.99m x 4.52m

New loft space, having a ceiling light point, skyline to the rear elevation and fitted carpet.

Rear Garden

Pleasant rear garden having lawn area bordered with mature shrubs and summerhouse.

Summerhouse

4.13m x 2.31m

Having a ceiling light point, laminate flooring, hardwood single glazed double doors and single glazed windows to the front elevation.

General Information

Tenure

The property is Freehold.

The Agent has not checked the legal documents to verify the Freehold status of the property. The buyer is advised to obtain verification from their Solicitor or Surveyor.

Services

All mains services are understood to be available and connected.

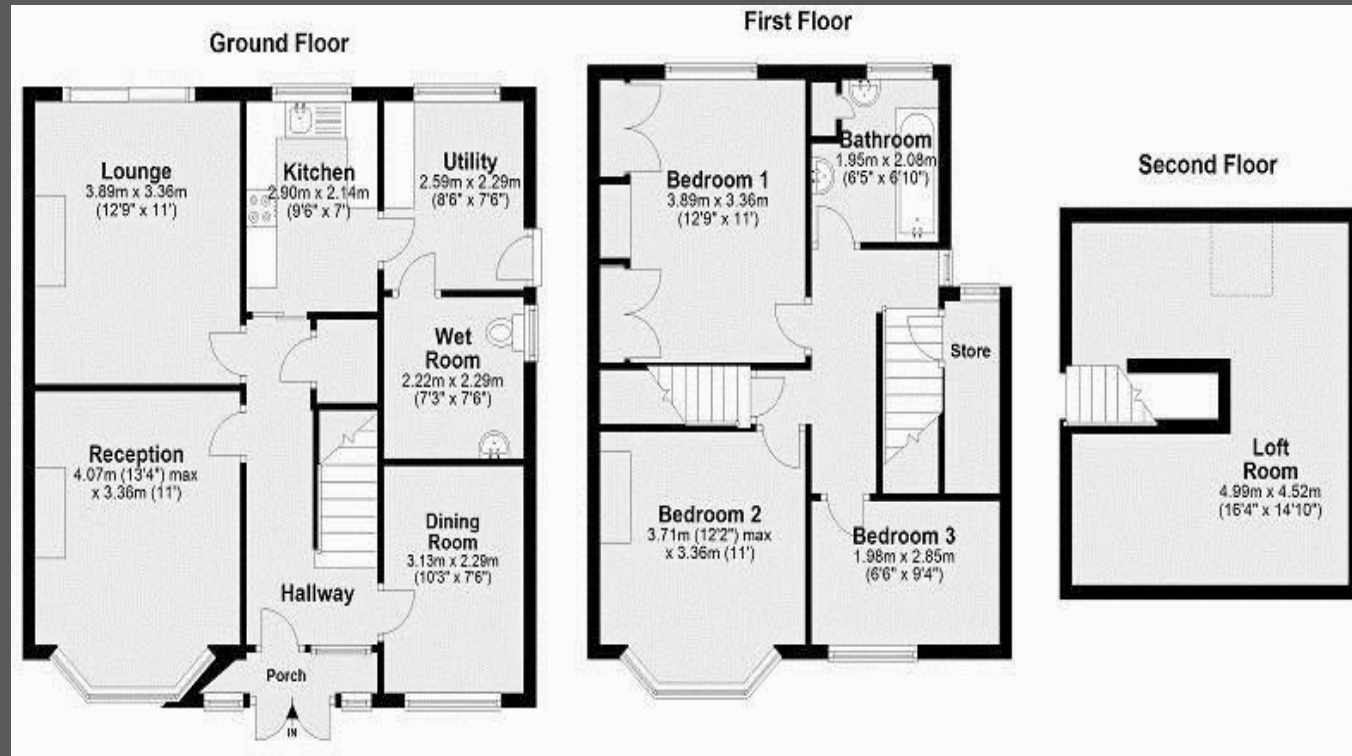
Fixtures and Fittings

All fixtures and fittings mentioned in these particulars of sale are included in the asking price. All others are specifically excluded, but some items may be available by separate negotiation.

THINKING OF SELLING OR LETTING YOUR HOME?

Virdee Estates would be delighted to carry out a FREE market appraisal of your property.

CALL NOW ON 0121 554 0330



IMPORTANT NOTICE:

In accordance with the property misdescriptions act 1991 these details, photographs and floor plans have been prepared in good faith and as a general guide not a statement of fact. Neither do they constitute part of an offer or contract. We have not carried out a survey and the services, appliances and specific fittings have not been tested. Measurements are approximate. We would recommend if there are any particular points that concern you these should be checked with a member of staff, especially if travelling some distance, before you leave to view a property.



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